



SITE 6 HOUSES AT MONEYSLANE, Ballyronney BT32 5EY

- Three Excellent Bedrooms
- Master With En-suite Shower Room
- Lounge
- Kitchen / Dining
- Utility & W.C
- Oil Fired Central Heating
- PVC Double Glazing
- Excellent Opportunity
- Semi - Detached New Build

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Price Guide £195,000

Site 6 Houses At Moneyslane, 139 Dromara Road , Ballyronney, BT32 5EY



SPECIFICATION

INTERNAL

Internal walls & ceilings painted
Skirting & architrave painted
Mains operated smoke, heat & carbon monoxide detectors
Oil fired central heating
Wired for alarm

EXTERNAL

Composite entrance door
Cream UPVC double glazed windows or Timber / Aluminium
Walls finished using 13mm sand/cement scratch coat of

plaster and finished in smooth ashlar style sand / cement render, painted off white
Gardens finished in top soil

KITCHEN & UTILITY

High quality units with choice of doors, worktops & handles.

BATHROOM & EN-SUITE

Contemporary white sanitary with chrome fittings
Thermostatically controlled shower

FLOORING & TILING

Tiled shower enclosures

Floor tiling to kitchen / dining, WC & utility
Splash back tiling to bath & wash hand basins
Carpet to lounge, bedrooms, stairs & landing

WARRANTY

NHBC 10 year warranty.

Directions



Floor Plan

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